060.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	781,200 / 781,200
					USE VALUE:	781,200 / 781,200
					ASSESSED:	781,200 / 781,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20	-22	LOWELL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAKARYAN MIKHAIL R
Owner 2:	SHAKARYAN KAMELIYA A
Owner 3:	
Street 1:	84 SALEM STREET
Street 2:	
Twn/City:	WILMINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01887 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,917 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1900, having primarily Asphalt Exterior and 2024 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5917.000	357,000	5,900	418,300	781,200
Total Card	0.136	357,000	5,900	418,300	781,200
Total Parcel	0.136	357,000	5,900	418,300	781,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.02 | /Parcel: 386.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	357,500	5900	5,917.	418,300	781,700	781,700	Year End Roll	12/18/2019
2019	104	FV	323,300	5900	5,917.	412,300	741,500	741,500	Year End Roll	1/3/2019
2018	104	FV	323,300	5900	5,917.	316,700	645,900	645,900	Year End Roll	12/20/2017
2017	104	FV	303,700	5900	5,917.	298,800	608,400	608,400	Year End Roll	1/3/2017
2016	104	FV	303,700	5900	5,917.	274,900	584,500	584,500	Year End	1/4/2016
2015	104	FV	255,000	5900	5,917.	256,900	517,800	517,800	Year End Roll	12/11/2014
2014	104	FV	255,000	5900	5,917.	236,600	497,500	497,500	Year End Roll	12/16/2013
2013	104	FV	264,700	5900	5,917.	236,600	507,200	507,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PULSIFER ROBERT	28761-81		6/26/1998		290,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2014	788	Re-Roof	17,500					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5917		Sq. Ft.	Site		0	70.	1.01	6									418,257						418,300	

Total AC/HA: 0.13584 | Total SF/SM: 5917 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 418,257 | Spl Credit | Total: 418,300

User Acct

39871

GIS Ref

GIS Ref

Insp Date

11/07/18

!5261!

PRINT

Date	Time
12/10/20	20:10:23

LAST REV

Date	Time
04/16/19	14:29:34

apro

5261

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
7/10/2014	External Ins	PC	PHIL C
11/26/2008	Meas/Inspect	336	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
7/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	39871
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	11 - Asphalt		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16883874
Const Adj.:	0.93990600
Adj $ / SQ:	153.804
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	485070
Depreciation:	128058
Depreciated Total:	357011

COMMENTS

NEXT TO COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

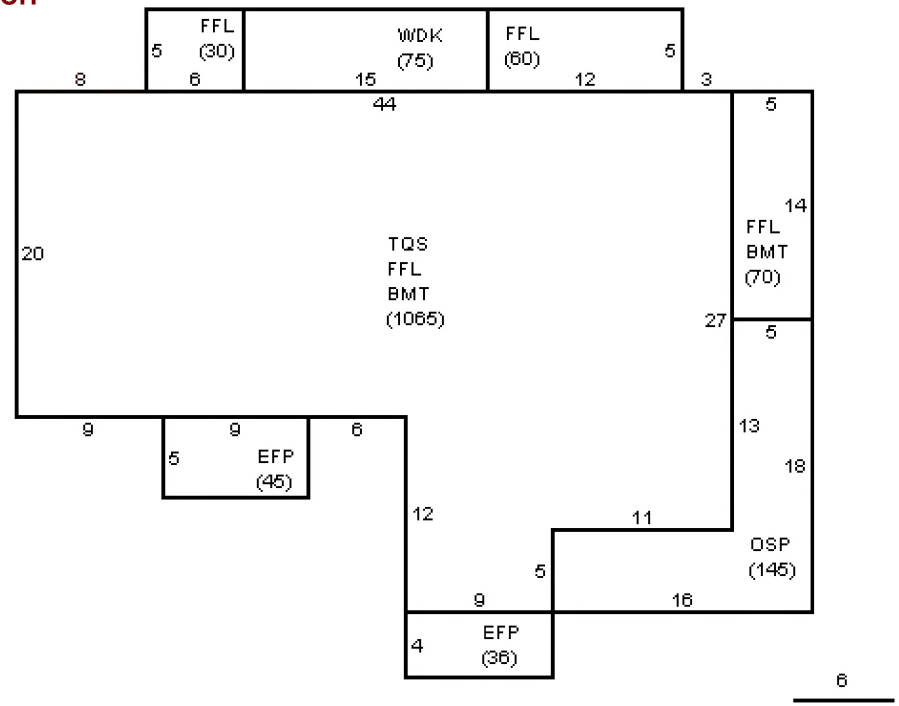
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.80
Special Features:	0	Val/Su Net:	103.18
Final Total:	357000	Val/Su SzAd	176.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,225	153.800	188,410
BMT	Basement	1,135	46.140	52,370
TQS	3/4 Story	799	153.800	122,851
OSP	Screen Porch	145	28.820	4,180
EFP	Enclos Porch	81	57.180	4,632
WDK	Deck	75	15.040	1,128

Net Sketched Area:	3,460			Total:	373,571
Size Ad	2023.75	Gross Are	3726	FinArea	2024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

060.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1930	20.17	T	40	104			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900

IMAGE

AssessPro Patriot Properties, Inc